

February 7, 2008

MITIGATED NEGATIVE DECLARATION

February 7, 2008

Project Name: WILLIAMS OFFICE, STP

Project Number: S04-011, Log No. 04-14-006

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for biological resources, visual analysis, and noise analysis
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

A. NOISE

Prior to occupancy or the use of this warehouse facility, the applicant shall:

1. Submit to the satisfaction of the Director of the department of Planning and Land Use for inclusion in the case file S04-011, digital photos demonstrating that the two specified roof-top HVAC units have been installed including serial numbers or identification plates for each unit at the completed installation. A second set of photographs shall be provided to the projects construction manger.

As an on-going condition of this Site Plan:

2. The loading, unloading, truck delivery and fork lift activity shall operate within the hours of 7:00 a.m. to 5:00 p.m.

February 7, 2008

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

ALYSSA MAXSON, Planning Manager
Regulatory Planning Division

AM:KJ:jcr

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